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WARNER CENTER



PREPARED BY THE DEPARTMENT OF CITY PLANNING

LOS ANGELES, CALIFORNIA



WARNER CENTER

WARNER CENTER SPECIFIC PLAN WARNER CENTER SPECIFIC PLAN ORDINANCE

The Warner Center Specific Plan (formerly Warner Ranch) consists of Specific Plan Ordinance No. 142,281 which took effect on August 27, 1971. The Specific Plan includes the area bounded by Topanga Canyon Boulevard on the west, Burbank Boulevard on the south, Canoga Avenue on the east and an irregular boundary south of Victory Boulevard on the north, as shown on the map on the reverse side.

WHAT IS A SPECIFIC PLAN?

California planning law and the Los Angeles City Charter mandate the City to adopt a General Plan to establish a comprehensive declaration of purposes, policies and programs to guide its development. Implementation of the General Plan occurs through a variety of mechanisms, one of which is the "specific plan" applied to a small geographical area having unique characteristics.

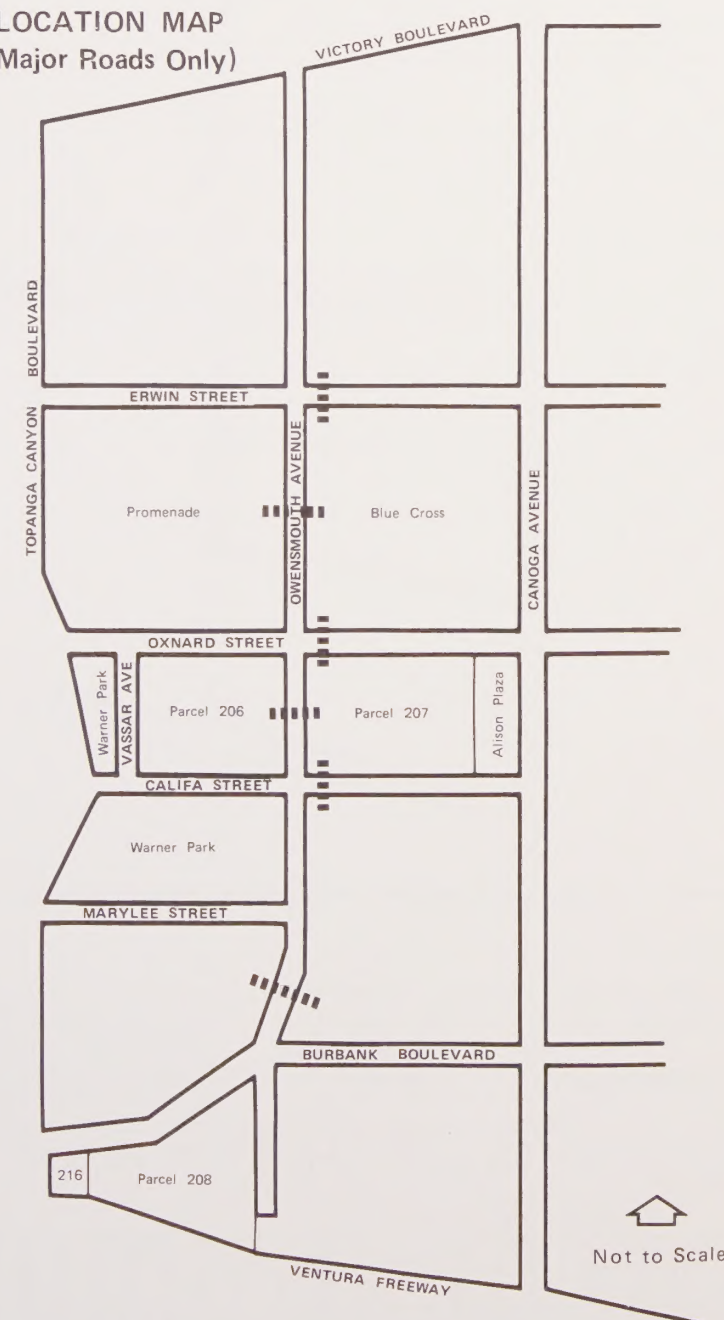
A specific plan is an ordinance which includes a set of policies, standards and regulations and a plan map which provide controls and incentives for the achievement of the General Plan. It is intended to implement portions of the Land Use Element of the General Plan.

The Charter's mandate is broad with respect to required contents of specific plans. They may include zoning, public project regulation and "other measures as may be required to insure the execution of the General Plan." Adopted specific plans may address an array of issues, including sign control, building design, landscaping, lot coverage, solar envelopes, design review boards, parking, building height and land uses. The Warner Center Specific Plan, the first "specific plan" to be developed by the City of Los Angeles (in 1971), confined itself to street dedications, elevated pedestrian accessways and bridges, pedestrian movers, signs and billboards and the screening of mechanical equipment. Specific plan ordinances supplement, and may supersede, other provisions of the Los Angeles Municipal Code, including the Building Code.

The general intent of the Warner Ranch Specific Plan is to minimize conflicts between pedestrians and traffic and to preserve and enhance the appearance of Plan Area.

The following summary and illustrations of the Specific Plan's provisions are offered as a means of assisting citizens in understanding the technicalities of the plan. Additional information will be provided by the City Planning Department upon request.

LOCATION MAP (Major Roads Only)



----- Approximate location of future pedestrian overpasses designated on specific plan.

The City's 35 Community Plans and the Citywide Scenic Highways Plan identify areas for which specific plans are deemed appropriate and necessary.

Specific plans are developed to the greatest extent possible with the help of citizens, neighborhood and community groups and business organizations. Proposed specific plans are presented to all interested parties at various community meetings and at a public hearing held by the City Planning Commission. After consideration of a public testimony, the Commission makes its recommendation to the full City Council. The Plan then becomes an ordinance which is a part of the Los Angeles Municipal Code.

ABOUT WARNER CENTER

In the spring of 1969, a proposal for the development of what has been known as the Warner Ranch was presented by the Kaiser Aetna Company, owner of some

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six hundred acres of the ranch. In the fall of 1969, at the behest of Councilman Donald D. Lorenzen, work was begun on the Specific Plan, and a draft was submitted to the City Planning Commission, which approved the Specific Plan ordinance on December 23, 1970. On July 21, 1971 the Warner Ranch Specific Plan was adopted by the City Council.

SUMMARY OF SPECIFIC PLAN PROVISIONS

The Warner Center (Ranch) Specific Plan is an ordinance which carries out the policy of two portions of the Los Angeles General Plan - the Centers Concept and the Canoga Park-Winnetka-Woodland Hills District Plan. The Centers Concept designates this area for a high density center with commercial and residential uses. The Canoga Park-Winnetka-Woodland Hills District Plan specifies the maximum intensities of development.



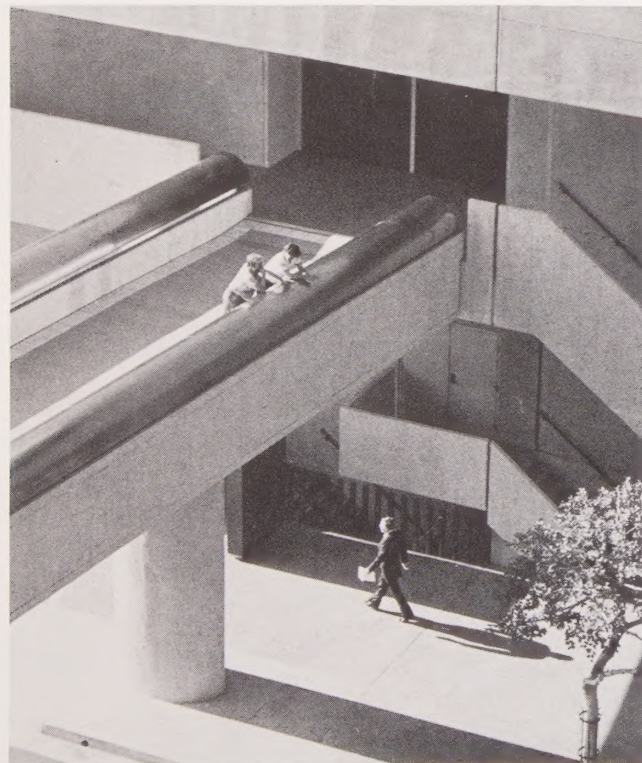
Pedestrian Bridge

Street Dedications

Streets shall be dedicated and improved in accordance with the standards set forth on the Plan map.

Pedestrian Entrances

The Core Area is established as the area generally bounded by a line 600 feet east and west of Owensmouth Avenue between Burbank Boulevard on the south and an irregular boundary at Erwin Street and



Pedestrian Entrances

660 feet south of Victory Boulevard on the north. Proposed densities and heights of development in the Core Area are illustrated in the sketch on page 4. Major projects constructed wholly or partially within the Core Area of the Specific Plan shall provide for a pedestrian entrance at least 18 feet above the grade of the street to connect with the elevated accessways.

A lower elevation may be approved by the Director of Planning and the City Engineer if it can be appropriately connected to a pedestrian accessway required by the Plan.

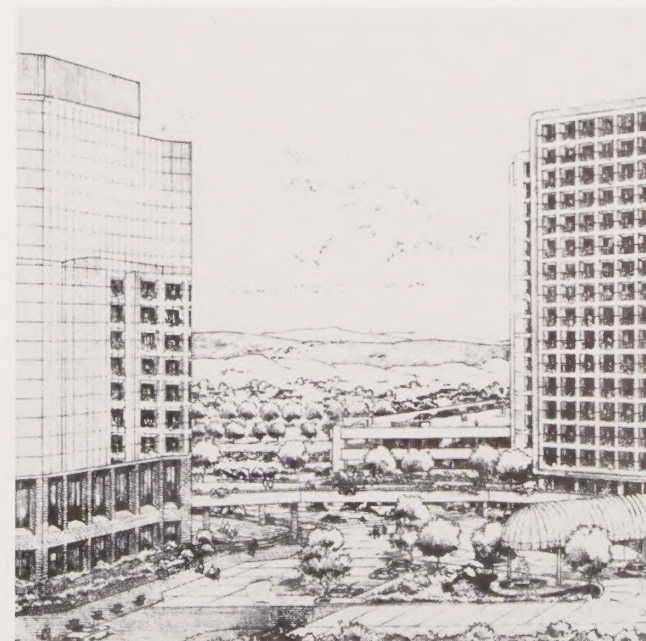
Ground Level Access

Any building on land zoned commercial containing 2,000 square feet or more not subject to the requirement for elevated accessways shall include 12-foot-wide walkways connecting building entrances, en-

trances to adjacent buildings and adjoining properties where they will facilitate pedestrian access. Such walkways may be substituted for sidewalks if they provide an equal ease of pedestrian flow.

Elevated Accessways

Any project constructed wholly or partially within the Core Area and within 65 feet of the street on which the project fronts shall include a 12-foot-wide elevated pedestrian accessway if it attains a floor area ratio of 1.3 to 1 or if it attains a residential density of 30 units per acre. These accessways shall connect building entrances with entrances to adjacent buildings, to adjoining properties where they will facilitate pedestrian access and to the elevated accessways on adjoining properties.



Elevated Accessways

Pedestrian Bridges

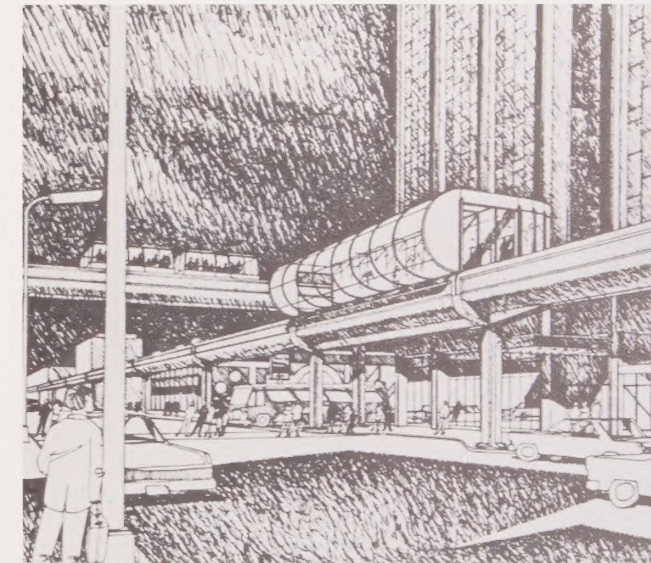
A 12-foot-wide pedestrian bridge shall be constructed at locations designated on the Plan map when the two blocks to be connected attain a floor area ratio of 1.3 to 1 or a residential density of 30 units per acre. The pedestrian bridge shall be at least 17 feet above the surface of the roadway unless allowed otherwise by the City Engineer.

Expansion of Specific Plan Area

The Core Area and/or the Specific Plan Area should be expanded if intensive development occurs outside the present boundaries.

People Mover

When development in the Specific Plan area attains a floor area ratio of 3 to 1, no building permit shall be issued until the City Council decides whether or not to form an assessment district to construct a people mover, moving sidewalk or some other system for pedestrian movement.



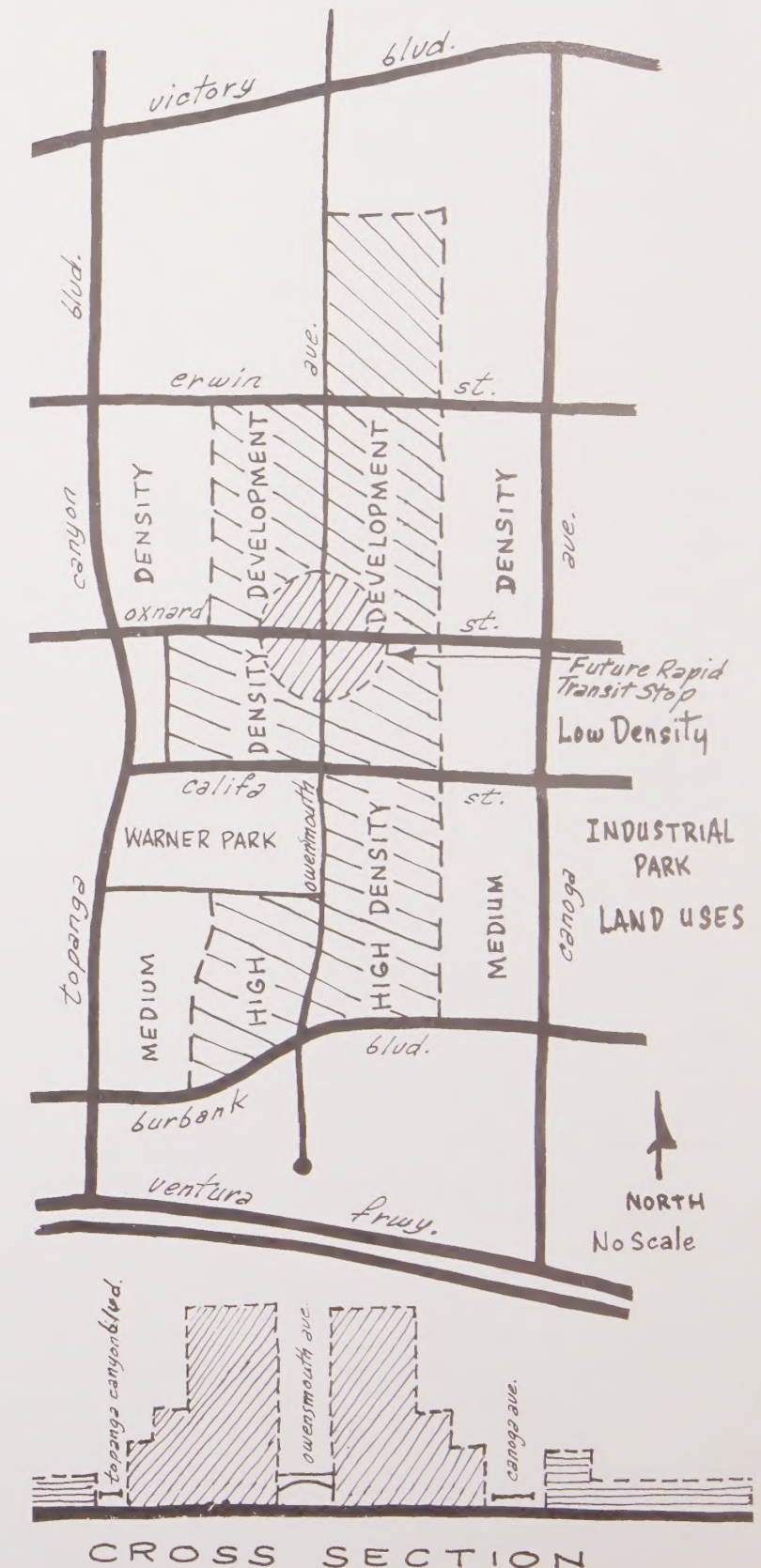
People Mover

Signs and Billboards, Screening

Billboards and rooftop signs shall be prohibited within the Specific Plan area. Rooftop mechanical equipment and ductwork shall be screened.



Controlled Signs



4 Proposed Densities and Heights



ORDINANCE NO. 142,281 WARNER CENTER SPECIFIC PLAN ORDINANCE

An Ordinance establishing a Specific Plan for a portion of the Warner Ranch.

WHEREAS, the owner of the property described upon the map set forth in Section 2 of this ordinance has requested extensive and intensive rezoning thereof to permit development in conformity with the previously adopted General Plan for such area, and

WHEREAS, in order to assure that such development proceeds in compliance with such General Plan it is necessary to adopt the following Specific Plan for such area, and

WHEREAS, the Council finds and declares that it would not approve the requested and pending rezoning for such area unless the following Specific Plan was first adopted and effective, and

WHEREAS, the property owner has solicited the enactment of and expressed his willingness to comply with this Specific Plan and has requested the rezoning dependent thereon,

NOW THEREFORE THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

SECTION 1. DEFINITIONS

Whenever the following terms are used in this Ordinance with the first letter or letters capitalized, they shall have the meaning specified below unless the context clearly indicates to the contrary.

A. "Block" shall mean a parcel of land, whether under one or several ownerships, shown on the map contained in Section 2 as within the Specific Plan Area and as bounded by streets or by streets and the boundary of such Specific Plan Area.

B. "Core Area" shall mean that portion of the Specific Plan Area which lies within the dashed lines on the map contained in Section 2.

C. "Floor Area Ratio" shall mean the total square footage of building floor area, exclusive of parking space, stairs, mechanical shafts and mechanical rooms, of all buildings located within a given area as compared to the total square footage of such given area, exclusive of streets.

D. "The Plan" shall mean the General Plan of the City of Los Angeles and any applicable portions thereof.

E. "Major Project" shall mean, with respect to land zoned for commercial uses, any building which contains four stories or more above the highest grade of the adjacent street or streets or which is required by the Municipal Code of the City of Los Angeles to provide 200 or more parking spaces and, with respect to land zoned residential, any building which contains six stories or more above the highest grade of the adjacent street or streets, as the case may be.

F. "Specific Plan Area" shall mean that area shown within the heavy lines on the map contained in Section 2.

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G. "Off-site Advertising" shall mean a sign or billboard that directs attention to a business, profession, product, commodity, or service that is not one of the primary businesses, professions, products, commodities, or services sold, manufactured, conducted, or offered in a

store or shop or office in the building on which the sign is located.

Section 2. [Establishment of Specific Plan]

The Council hereby establishes this Specific Plan applicable to that area

of the City of Los Angeles Shown upon the below map within the heavy lines thereon:

This Specific Plan is intended to provide regulatory controls and incentives for the systematic execution of that portion of the

Plan which includes said area and to provide for public needs, convenience and general welfare as the development of such area necessitates. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under the provisions and procedures contained in said chapter, except as specifically provided for herein. This Specific Plan shall be applicable only to those areas where the zoning permits the land uses provided for in the Plan.

Section 3. [Street Dedication]

The streets within and adjoining the Specific Plan Area shall be dedicated and improved in accordance with the standards set forth upon the map shown in Section 2 hereof and pursuant to the usual subdivision procedures.

Section 4. [Pedestrian Entrances]

Any Major Project constructed wholly or partially within the Core Area shall include provisions for a pedestrian entrance, no portion of which entrance shall be at an elevation of less than 18 feet above the grade of the street on which such Major Project fronts, unless a lower elevation is approved by the Director of Planning and the City Engineer as sufficient to connect satisfactorily such pedestrian entrance with the pedestrian accessways required by Section 6.

Section 5. [Ground-level Access]

Any building containing 2,000 square feet or more which is constructed on land zoned for commercial uses and which is not subject to the requirements of Section 6 shall include, as a part of such building or incidental thereto, ground-level, hard-surface walkways having an unobstructed width of 12 feet, or any different width proposed by the owner and approved by the City Engineer as adequate to satisfactorily carry anticipated pedestrian traffic, which walkways shall connect together the following:

- (1) an entrance to the building;
- (2) an entrance to any adjacent building on the same parcel; and
- (3) the property lines of the parcels adjoining the parcel on which such building is being constructed where such lines join the street or streets upon which such parcel fronts or points along such property lines when approved by the Director of Planning and the City Engineer after consultation with the owners of such adjoining parcels and after determining that such will more readily facilitate the movement of pedestrian traffic in such area.

Such walkways shall be made available during the existence of the buildings to be served for the use of the public as walkways (reserving, however, to the property owner the right to construct, erect, establish and/or maintain thereon such structures, forms, exhibits and/or displays which will not interfere with the use thereof by the public as set forth herein) pursuant to Section 813 of the Civil Code of the State of California, or under any other enactment having substantially similar provisions, and the permitted use by the public shall not be revoked without the prior written approval of the City Engineer after first ascertaining that the removal of the buildings to be served has been completed or that an appropriate alternative to such walkways is assured. Such walkways may be wholly or partly in lieu of customary dedicated sidewalks if it is determined by the Advisory Agency (where the processing of a subdivision is involved) after consultation with the City Engineer or otherwise by the City Engineer (where the processing of a subdivision is not involved) that such walkways will provide ease of pedestrian flow at least equal to that provided by the usual sidewalks.

Section 6. [Elevated Accessways]

(a) Any Major Project constructed wholly or partly within the Core Area and within 65 feet of the street on which such Major Project fronts shall include pedestrian accessways having a width of 12 feet, or any different width proposed by the owner and approved by the City Engineer as adequate to carry the ultimately anticipated pedestrian traffic, at an elevation of not less than 18 feet above the grade of such street, or at such lower elevation or elevations approved by the Director of Planning and the City Engineer as providing adequate clearance and as consistent with the basic concept of the overall development, which accessways shall connect together the following:

- (1) the pedestrian entrance to the Major Project required by Section 4;
- (2) such pedestrian entrance to any other Major Projects on the same parcel;
- (3) the property lines of the parcels within the Core Area which adjoin the parcel on which such Major Project is to be constructed, where such lines join the street or streets upon which such parcels front, or points along such property lines when approved by the Director of Planning and the City Engineer after consultation with the owners of such adjoining parcels and after determining that such will more readily facilitate the movement of pedestrian traffic in such area; and
- (4) any pedestrian bridge location designated on the map contained in Section 2 which intersects the property line of the parcel on which such Major Project is to be constructed.

Where such Major Project is to be constructed upon more than one parcel, the points described in paragraph (3) of this subsection (a) of Section 6 shall be the property lines of the parcels within the Core Area which adjoin the parcels upon which such Major Project is to be constructed.

In addition, pedestrian access shall be provided from the elevation and point described in paragraph (4) of this subsection (a) of Section 6 to the sidewalk in the street for which such bridge is designated. Such accessways and access shall be made available during the existence of the buildings (reserving, however, to the property owner the right to construct, erect, establish and/or maintain thereon such structures, forms, exhibits and/or displays which will not interfere with the use thereof by the public as set forth herein) to be served for the use of the public as pedestrian accessways under Section 813 of the Civil Code of the State of California, or under any other

enactment having substantially similar provisions, and the permitted use by the public shall not be revoked without the prior written approval of the City Engineer after first ascertaining that the removal of the buildings to be served has been completed or that an appropriate alternative to such accessways and access is assured.

(b) When the land within the Core Area of any Block zoned for commercial uses attains a Floor Area Ratio of one and three-tenths (1.3), then the pedestrian accessways and access thereto described in subsection (a) of this Section 6 shall be constructed in conjunction with each of the Major Projects within the Core Area not having such accessways and access thereto the Building and Safety Department thenceforth shall not issue any building permit for the construction or enlargement of any buildings within the Core Area of such Block until such time as such construction takes place or is assured by the organization hereinafter required or otherwise in a form and manner satisfactory to the City Engineer.

(c) In any Block zoned for commercial uses any Major Project constructed therein after the Core Area of such Block has attained a Floor Area Ratio of one and three-tenths (1.3) shall include the pedestrian accessways and access described in subsection (a) of this Section 6.

(d) In any Block zoned residential any Major Project constructed or enlarged after such Block has attained an average density equal to or exceeding 30 residential units per acre, exclusive of streets, shall include the pedestrian accessways and access described in subsection (a) of this Section 6.

Section 7. [Pedestrian Bridge]

When two Blocks which are proposed to be connected by any pedestrian bridge designated on the map contained in Section 2 have attained:

- (a) a Floor Area Ratio of one and three-tenths (1.3) in the respective Core Areas of such Blocks, if both such Blocks are zoned for commercial uses, or
- (b) an average density in each such Block equal to or exceeding 30 residential units per acre, if both such Blocks are zoned residential, or
- (c) such Floor Area Ratio and such average density, respectively, if one such Block is zoned for commercial uses and the other such Block is zoned residential, then there shall be constructed a pedestrian bridge at the location designated on such map, which bridge shall be 12 feet in width, or any different width proposed by the owner or owners concerned and approved by the City Engineer as adequate to carry the ultimately anticipated pedestrian traffic, and shall have a vertical clearance of 17 feet from any portion of the roadway adjacent thereto, or any different clearance proposed by the owner or owners concerned and approved by the City Engineer as providing adequate clearance, and the Building and Safety Department shall not issue any building permit for the construction of any new building or the enlargement of any existing building within either of such Blocks

Section 11. [City's Right of Waiver]

The City Council may waive, eliminate, or modify any of the requirements contained in this Specific Plan with respect to a particular parcel or structure if it determines, after first considering reports and recommendations by the Board of Public Works and the City Planning Commission, that the proposed development for such parcel or structure substantially complies with and carries out the spirit and intent of such requirements.

Section 12. [Right of Appeal]

Any decision or determination by the Director of Planning and/or the City Engineer made pursuant to the authority granted in Sections 4, 5, 6, 7 and 8 of this Specific Plan, or any failure to act within a period of 60 days after a request in writing has been made by any person described below, shall be appealable to the City Planning Commission and/or the Board of Public Works, as the case may be. Such right of appeal shall extend only to the owners of property subject to this Specific Plan who are aggrieved by such decision, determination or failure to act.

Section 13. [Required Organization]

If the improvements and their maintenance required in Section 6(b) and Section 7 incident to the further issuance of building permits are not promptly constructed at the time indicated therein in a manner satisfactory to the City Engineer, or if any of the improvements required by Sections 6 or 7 hereof are not maintained in a manner satisfactory to the City Engineer, then a corporation, association, property owners group or similar entity shall be formed with the right to assess the parcels for the benefit of which such improvements are required, to meet the expenses of such entity, and with the authority and the duty to construct and maintain such improvements. Such entity or entities shall operate under recorded conditions, covenants and restrictions approved as to form by the City Attorney which shall include compulsory membership of owners of parcels affected, and flexibility of assessments to meet changing costs of construction, maintenance, repairs and services. This condition shall not apply to land dedicated to the City for other public purposes. Further, if the improvements required by Section 6 are not maintained in a manner satisfactory to the City Engineer after he has given written notice thereof, by mail or personal service, to the owner of the parcel whereupon such improvement is not being properly maintained, then upon notice from the City Engineer the Department of Building and Safety shall issue no further permits for the construction or enlargement of a structure upon such parcel and shall revoke any and all certificates of occupancy for Major Projects upon such parcel.

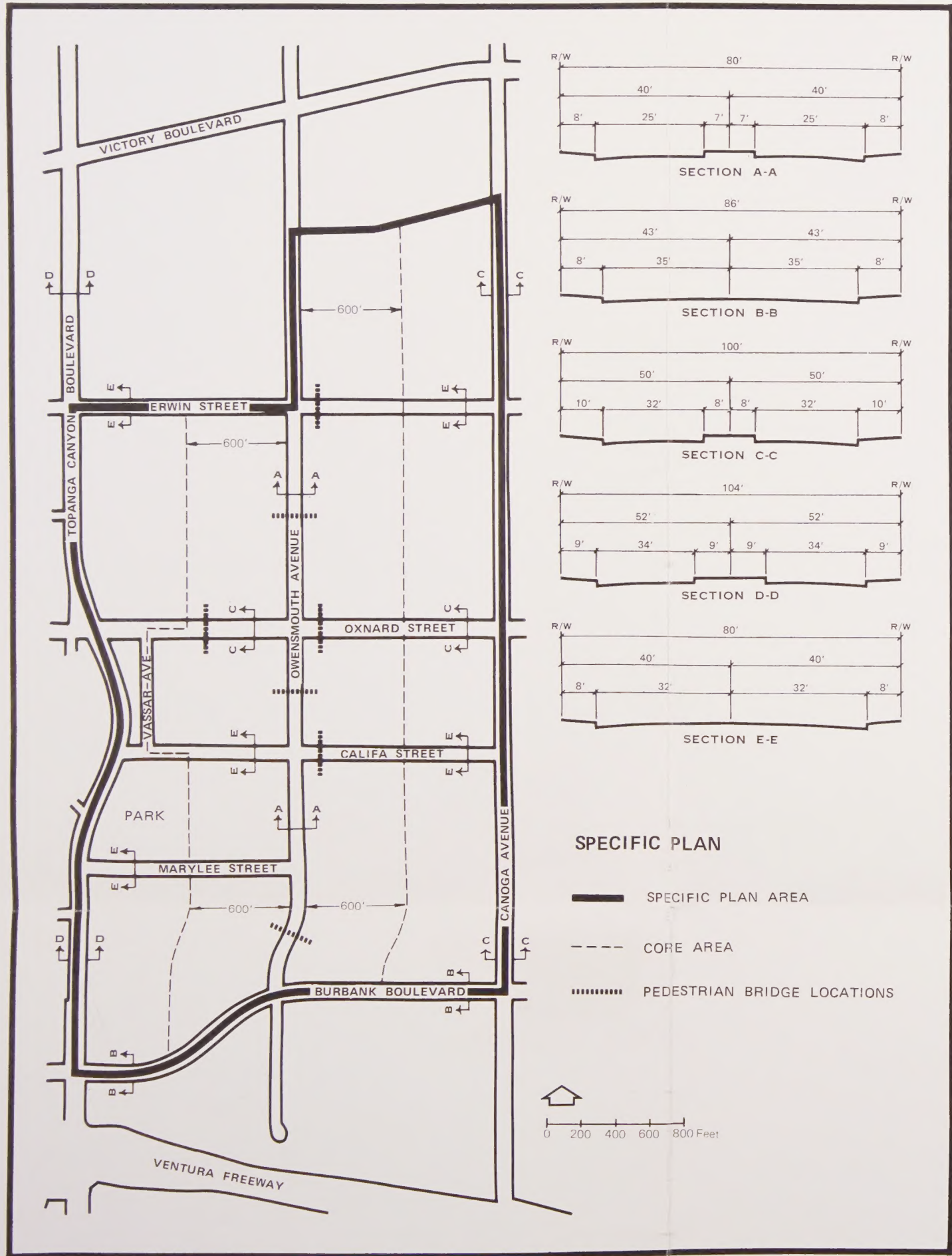
(c) All roof-mounted mechanical equipment and/or ductwork on any building located in the Specific Plan Area which projects more than 1-1/2 feet above the roof eaves or parapet wall (whichever is higher) of such building shall be screened.

Section 10. [Owner Acknowledgment of Limitations]

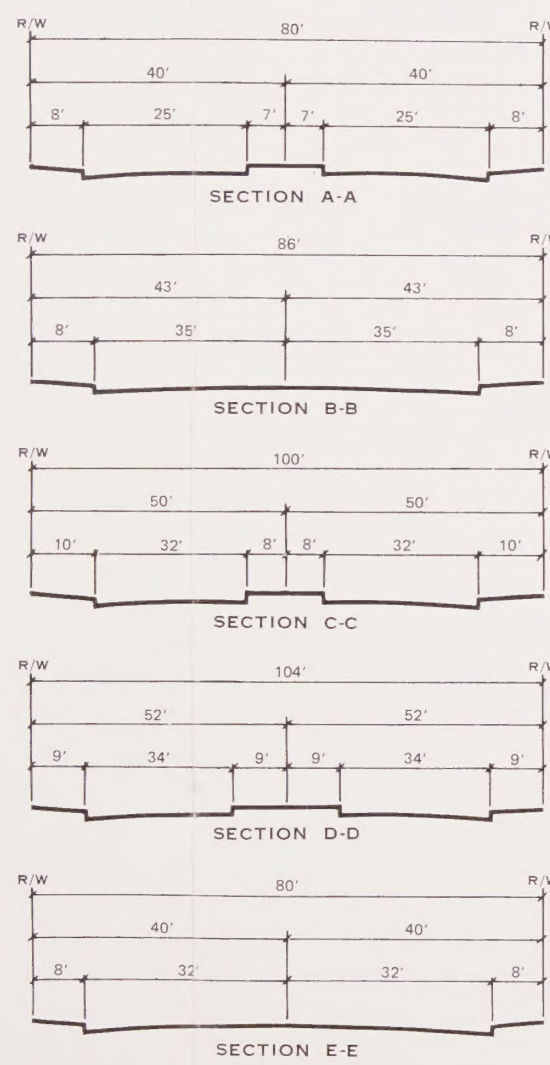
The Department of Building and Safety shall issue no building permit for construction upon any of the property set forth upon the map contained in Section 2 hereof as being within the Specific Plan Area until such time as the owner or owners of all such property have declared in writing, in a form designed to run with the land and satisfactory to the City Attorney, and have recorded an acknowledgment of the contents and limitations of this Specific Plan and specifically including the fact that the right to revoke the consent to public uses of certain improvements pursuant to Civil Code Section 813 has been restricted and that under some circumstances building permits will not be issued with respect to certain property as a result of the prior development of other adjoining or nearby property within the Specific Plan Area until certain required improvements are assured and that under circumstances the certificate of occupancy for structures upon certain parcels may be revoked, and have consented thereto and agreed to comply therewith.

Section 14. [Expansion of Specific Plan Area]

It is declared to be the intention of this Council to expand the Core Area and/or Specific Plan Area to include additional lands as adjacent areas develop with intensive uses justifying the regulations herein set forth.



WARNER RANCH / AN URBAN CENTER





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